### **1001 ROSS AVENUE**

DALLAS, TX | NEC ROSS AVENUE AND LAMAR AVENUE





**DEMOGRAPHICS:** 

2022 Population 2022 Daytime Population 2022 Total Households 2022 Average HH Income

THE retail CONNECTION

1 MILE 3 MILE 5 MILE

 27,059
 171,533
 378,683

 113,289
 341,962
 571,909

 14,961
 93,115
 171,687

 \$146,519
 \$117,252
 \$117,921

AVAILABILITY:

CENTER SIZE: 30,298 SF

11,463 SF [FORMER CVS] 1,607 SF [FORMER SUBWAY] 3,000 SF - 2ND GENERATION 1,478 SF [FORMER HAIR SALON] 1,600 SF [FORMER TEJAS TACO SHOP - NOW AVAILABLE]

LEASE RATES:

PLEASE CALL FOR DETAILS

ESTIMATED NNN: \$7.76 PSF







cricket

















#### OR MADE INICORMATION. DI CACE CONTACT

TRAFFIC COUNTS:

Ross Avenue: 9,675 VPD

Lamar Avenue: 7.981 VPD

N. Griffin Street: 16,561 VPD

# 1001 ROSS AVENUE DALLAS, TX | NEC ROSS AVENUE AND LAMAR AVENUE



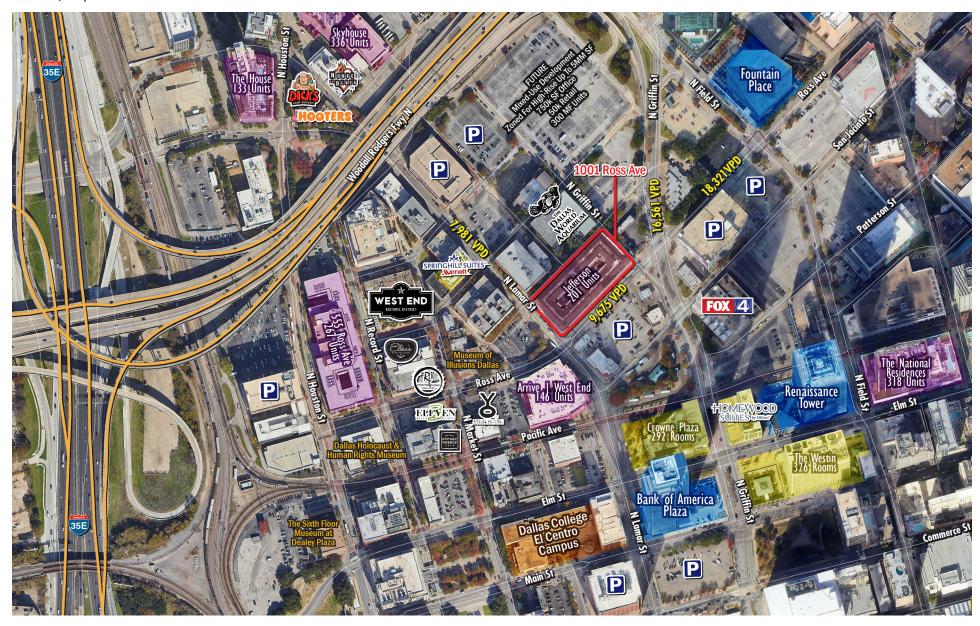


FOR MORE INFORMATION, PLEASE CONTACT:

**RACHEL TURRY** 214.276.5279 rwturry@theretailconnection.net DAVID LEVINSON 214.572.8448 dlevinson@theretailconnection.net

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## **1001 ROSS AVENUE**

204 residential apartment units above the retail





### Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- · Must not, unless specifically authorized in writing to do so by the party, disclose:
  - 1. that the owner will accept a price less than the written asking price;
  - 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buve		Date	